



# COMMUNITY PROFILE

## CHAPTER 2



### INTRODUCTION

The Troy area is home to approximately 33,000 people, with approximately 22,000 living inside the city limits. Troy has a reputation for community pride, friendliness, and hospitality, along with a respect for its past and great hopes for its future. The community offers a diverse mix of people, places and activities to enjoy. The sights of urban life are accessible without congestion and inconvenience. Modern services are available throughout the city, yet Downtown Troy continues to thrive and maintain its old-fashioned charm.

The City of Troy, Ohio has come a long way from its frontier beginnings in 1807 when the Overfield Tavern, Troy's oldest existing building, first opened its doors. Visitors quickly realize just how much the community has prospered. This once small town on the Great Miami River has grown over the years from the activity that comes with being the county seat of Miami County and because of the construction of the Miami-Erie Canal, along with the railroads, highways and eventually the freeway, Interstate 75.

The prosperity of the region's farming first brought settlers into the area. Soon, local industry, made up of distilleries, carriage works, and farming equipment manufacturers, began to give Troy a reputation as a place of business. Industrialization propelled Troy into the 20th Century. Led by local companies such as Hobart Brothers Company and Hobart Corporation, Troy became known for its innovations in welding and food processing equipment. The Hayner Distillery also was a large employer, shipping products all over the country.

Ohio is known as the home of aviation, and Troy played an important role in its beginnings. WACO Aircraft Company produced popular models of biplanes from the 1920's through the 1940's, and was for a time the largest producer of civilian aircraft in the world. This tradition continues with Goodrich Corporation producing modern aircraft parts, including braking systems for the space shuttle. An American astronaut, Nancy Decker Currie, also claims Troy as her home.

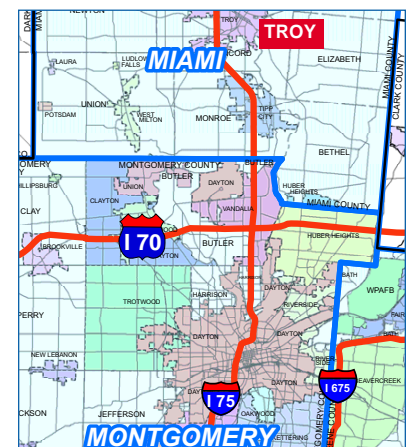
Today, many of these companies are still in business, although there have been changes. As Troy has expanded, new employers have located here, including American Honda, MT Picture Display Corp of America (Ohio), ITW Hobart Brothers, 3 Sigma LLC, F & P America, and Stillwater Technologies, among others.

Troy is well known throughout the entire Miami Valley as the home of the Troy Strawberry Festival, which is held every year in June. Other celebrations include the Festival of Nations and the Downtown Concert Series. The Miami County Fair also takes place next to Troy and brings in farmers, hobbyists and spectators from all of the surrounding communities.

Despite tremendous commercial and industrial growth, homes, farms, and the factories exist together and complement each other to provide Troy's residents with rich and diverse opportunities.

### TROY - CROSSROADS OF AMERICA

Troy is just 10 miles north of one of the nation's busiest crossroads, I-70 and I-75. Dayton International Airport is just 15 minutes away and is at the center of America's largest 90-minute air travel market, reaching over two-thirds of the nation's population and businesses. From Troy, the same 90-minute air travel market can be reached by car or truck in a day and a half. This makes Troy a good location for business and industry for anyone who delivers goods or services. This combination of land and air accessibility has been a major factor in stimulating growth and development on both a national and international level.



## BRIEF HISTORY

Aaron Tullis and his family who from Kentucky, were the first recorded white settlers in the Troy area in 1805. Troy was laid out with its first 87 lots and the Public Square in December 1807 by Andrew Wallace. The first tavern and courthouse in Troy, then known as the Overfield Tavern, still exists today. Located at the corner of East Water and North Mulberry Streets, this log structure still serves the city as a historical museum.

Also in December of 1807, Robert Crawford was appointed Town Director, and gave bonds to the County Commissioners to purchase the land for the seat of justice and lay it off into streets and lots. The original lands selected for the Town of Troy were then a dense forest, bought for three dollars an acre.

### Other Important Events in Troy's History:

- The first church, erected by Methodists in 1812, was located near Main and Clay Streets;
- The first school was built in 1813;
- Town became a City in 1814;
- The first successful newspaper, the Miami Reporter, was first issued on May 18, 1827;
- The Miami Canal was connected to Troy in 1837;
- The first foundry was built in 1838;
- The first railroad entered Troy (from Dayton) in 1850;
- The First National Bank of Troy opened in 1863;
- Troy City Hall was erected in 1876;
- Troy Wagon Works was created in 1884;
- The cornerstone of the Miami County Courthouse was laid out in June 1885;
- The first public library was opened in December 1896;
- The Hobart (Food Preparation Machine) Manufacturing company was organized in 1912;
- The Great Flood of 1913 devastated both Dayton and Troy;
- The Hobart Brothers furniture and appliance company formed in 1917;
- In 1923 the Advance Aircraft Company moved to Troy, Ohio where the WACO 6 became the first of the successful WACO series aircraft produced in Troy;
- The CG-4A Glider was produced at WACO Aircraft Company in the early 1940s;
- Miami Shores Golf Course opened in 1949;
- Hobart Sports Arena opened in 1950 ;
- The first grocery product with a bar code, a 10 pack of Wrigley's gum, was scanned at Marsh's supermarket in 1974;
- The first Troy Strawberry Festival was held in 1977;
- The Troy Development Council was founded in 1984;
- Troy's Main Street program was formed in 1990;
- Astronaut Nancy Decker Currie became the first Trojan to fly into space when she served as a Mission Specialist on the space shuttle Endeavor in 1993; and
- The Upper Valley Medical Center opened in 1998, just north of Troy.

## MUNICIPAL GOVERNMENT AND SERVICES

### FORM OF GOVERNMENT

Troy operates under a statutory (non-charter) form of local government, unlike most other cities in Ohio, which typically operate under a charter with some type of council-manager form of government.

### Key departments and bodies within the City of Troy include:

The Mayor is the Chief Executive Officer of the City, is elected by the voters at the general election every fourth year.

City Council is the legislative authority of the City, consisting of seven voting members with a separately elected, non-voting President. The Council members hold two-year terms. An affirmative vote of a majority of the members of Council is necessary to adopt any motion or resolution and on the passage of every ordinance. There are some actions that require supermajorities.

The Treasurer is the custodian of all money for the City and keeps the money in such a manner and place as is determined by the Ohio Revised Code. The Treasurer pays out money only on warrants issued by the City Auditor. In Troy, the Treasurer is elected for a four-year term.

The Auditor serves as the Chief Financial Officer of the City, and is elected for a four-year term. The Auditor is responsible for maintaining a detailed, accurate, and systematic record of the receipts, disbursements, assets, and liabilities of the City. The Auditor is also responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the government are protected from loss, theft, or misuse.

The Director of Law prosecutes and defends for and on the behalf of the City, all complaints, suits, and controversies in which the City is a party, and which relate to any property, funds, trust, claims, estate, or affairs under the control or direction of the City. The Director of Law is elected for a four-year term.

The Director of Public Service & Safety is the Chief Administrative Officer of the City of Troy. Except for autonomous departments governed by independent boards, or those headed by elected officials, the Director of Public Service & Safety supervises the day to day affairs of the City based on the laws and policies established by the Mayor and Council.

The Board of Park Commissioners and the Recreation Board, under statutory law, are boards that operate independently from all other city offices.



## COMMUNITY PARTNERSHIPS

### Troy Area Chamber of Commerce

The Troy Area Chamber of Commerce is a non-profit organization of businesses, professionals, and involved citizens with a volunteer, eighteen-member governing Board of Directors. The Board oversees all of the Chamber activities, programs, council, task forces, and professional staff. As an advocate for businesses, the Troy Area Chamber works to protect the community's economic base and improve the quality of life through the monitoring, action, and communication of issues affecting businesses.

The mission of the Troy Area Chamber of Commerce is to enhance the quality of life in the area through the promotion of economic vitality and growth; the stimulation of a favorable business environment; the advancement of the free enterprise system; and to serve as a forum for contemporary issues affecting the region.

Although an independent organization, the Chamber is affiliated with the Ohio Chamber of Commerce and the United States Chamber of Commerce, who are recognized speakers for businesses at the state and national levels respectively.

### Troy Development Council

The Troy Development Council (TDC), is a public/private partnership dedicated to the retention and expansion of existing businesses and the attraction of new businesses and industries to the City of Troy.

Established in 1984, the Troy Development Council is an initiative of the Troy Area Chamber of Commerce and the City of Troy. The Troy Development Council operates with a Board of Directors comprised of community leaders with a full-time President, who also serves as President of the Troy Area Chamber of Commerce.

Since 1990, the Troy Development Council has assisted in the investment of over \$1 billion and the creation of nearly 7,000 new jobs. In 2001 alone, Troy experienced nearly \$160 million in expansion and new growth from businesses and commercial enterprises.

In March 2001, the Troy Development Council worked to create a Strategic Plan for continued improvement of the local economy. The Plan also set the framework for the Troy Development Council's reorganization and expansion. A copy of the Executive Summary of the Plan is included in this Comprehensive Plan as Appendix A.

### Troy Main Street

Troy Main Street, Inc. is a non-profit organization, established in 1990 to promote the economic revitalization of Downtown Troy. Their efforts include managing the Downtown Business Recruitment and Retention Program, improving the visual image of Downtown, and organizing Downtown community events.

## THE ARTS, FESTIVALS AND SPECIAL EVENTS



### Troy Strawberry Festival

Drawing over 250,000 visitors to the City of Troy for a single weekend, the first full weekend of June, the Troy Strawberry Festival is the largest single event each year in the City. Hundreds of people work all year to make each Festival more special than the last. The Troy Strawberry Festival is a place where families and singles, young and old, and from every origin and nationality, come together for an unforgettable weekend.

This event owes its success to the joint efforts of the City of Troy, the Troy Area Chamber of Commerce, and the many volunteers who spend thousands of hours manning booths, building parade floats, serving on committees, cooking food, stemming strawberries, and guiding visitors. Festival highlights include a three-hour parade; fine arts and crafts show; nature art exhibition; sporting and children's events; food and game booths; free outdoor entertainment; golf tournament; soccer tournament; bed races; and a car show.

The Troy Strawberry Festival is more than just a weekend of fun. It also serves as the major public fund-raising event of the year for many of the area's civic and charitable groups. Some of these groups are able to earn most, if not all, of their annual funding from this single event. Each year the Troy Strawberry Festival continues to add new and exciting events, such as, the Kiddies Tractor Pull, Kids Waterball, and the Berriest Baby Contest. There are hundreds of arts and crafts booths and many taste tempting food booths with many unique strawberry delights.

### Miami County Fair

The Miami County Fair is held in mid-August at the Miami County Fairgrounds just north of Troy. Besides food, rides, displays, and shows, the week-long event includes agricultural, horticultural and Grange judging, horse shows, tractor pulls, and various 4-H activities.

### Festival of Nations

The Festival of Nations is an annual event presented by the Mayor's Council. It is sponsored by the Troy Foundation and the Troy Area Chamber of Commerce. Ethnic foods, crafts, and entertainment from many nations around the world are featured in Troy's Public Square.

### The Mayor's Concert

In August, the Dayton Philharmonic Concert Band and Summer Chorus perform the Mayor's Concert at Prouty Plaza in the Public Square. This popular event is sponsored by the Mayor of Troy and organized by volunteers of the Mayor's Concert Committee.

## **THE TROY ECONOMY**

### **Residential Market**

U.S News and World Report calls the Miami Valley region one of the nation's "hottest housing markets." Troy also adds its variety to the regional mix.

Troy has an excellent selection of new and existing homes at various price ranges and in all types of areas, from urban to rural to suburban and historic neighborhoods. Housing options include single family and two family homes, as well as multi-family apartments. These are more fully detailed in Chapter 4.

Overall, Troy residents enjoy a cost of living lower than in most metro areas, but with a higher quality of life.

### **Industry**

Troy's central location in the Miami Valley region has made it a natural choice for the development of industrial companies. In addition to its location, Troy has a reputation for friendliness and hospitality, which makes it more attractive to outside companies.

Beginning in the 1830's, with the construction of the Miami-Erie Canal to today's Interstate Highway system, transportation has heavily influenced Troy's development. The intersection of Interstate 75 and Interstate 70, approximately 10 miles south of Troy and the Dayton International Airport located less than 15 minutes from the City, provide land and air accessibility which have been major factors in stimulating growth and development on both a national and international level.

The City is accessible without congestion and inconvenience. The Troy Development Council, the City of Troy, and the entire Troy community work hard to attract and retain businesses and industries whose products will be in demand far into the future. These efforts have helped establish a well-diversified industrial base and protect the livelihood of Troy's citizens.

### **Shopping**

Troy provides a wide variety of shopping and entertainment opportunities. The available choices continue to expand each year, with new commercial developments and new businesses always entering the robust Troy market.

Visitors to historic Downtown Troy are treated to the special services provided by local business owners. Unique offerings and food are just a few of the many services and products available. Downtown Troy is also host to a number of professional offices providing legal, medical, financial, real estate, and insurance services.

Major shopping opportunities are also available near I-75 & State Route 41 (Main Street). These include national and regional department stores, discount stores, as well as smaller specialty stores. Smaller shopping centers are also located in northeast Troy, and east of I-75 along State Routes 41 and 55.

### **Restaurants**

Downtown Troy and other commercial areas all offer numerous opportunities for eating out. The generous selection of restaurants, delicatessens, and confectioneries is suitable for all tastes and budgets. Many are open at times convenient to evening entertainment. Options range from local and family-owned shops, to national chain restaurants. Fast-food and specialty restaurants are also in numerous supply. A Trojan can eat out at a different place every day for over two months.